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Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 05, 2010 To Monday, April 05, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0437
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,163,838.00
APPLICANT'S OPINION:	$33,550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0438
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	0262 021
PARCEL ADDRESS:	0201 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,004,668.00
APPLICANT'S OPINION:	$75,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0439
APPLICANT:	GLENBOROUGH San Francisco, LLC
PARCEL NO.:	2008701196
PARCEL ADDRESS:	SW 347N L-10979 FSK REALTY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$256,664.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0440
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,223,893.00
APPLICANT'S OPINION:	$2,840,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0442
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$116,556,556.00
APPLICANT'S OPINION:	$102,550,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0443
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,976,026.00
APPLICANT'S OPINION:	$2,620,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1525
APPLICANT:	SIC HOTEL COMPANIES
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$141,824,214.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 6, 2010, at 9:30 a.m.

Present: Diane Robinson, Gregory Blaine and Lawrence Lee

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Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0701	Kwan, Paul & Jane	Continued
2008-0702	Kwan, Paul & Jane	Continued

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1536	RP/Kinetic Parc 55 Owner LLC	Postponed
2008-1569	Teachers Insurance & Annuity	Withdrawn
2008-1570	Teachers Insurance & Annuity	Withdrawn
2008-1571	Teachers Insurance & Annuity	Withdrawn
2008-1572	Teachers Insurance & Annuity	Withdrawn
2008-1573	Teachers Insurance & Annuity	Withdrawn
2008-1978	Venystate, Inc.	Postponed
2008-1979	Venystate, Inc.	Postponed
2008-1980	Venystate, Inc.	Postponed
2008-1981	Venystate, Inc.	Postponed
2008-1994	Elevated Investors II LLC	Postponed
2008-2078	Venystate, Inc.	Postponed
2008-2207	Glenborough New Montgomer	Withdrawn
2008-2208	Glenborough New Montgomer	Withdrawn
2008-2209	Glenborough New Montgomer	Withdrawn
2008-2269	Stockbridge 138 New Montgom	Postponed

2009-0334	RP/Kinetic Parc 55 Owner LLC	Postponed
2009-0335	RP/Kinetic Parc 55 Owner LLC	Postponed
2009-0337	RP/Kinetic Parc 55 Owner LLC	Postponed

RECESS

The Board, at the hour of 11:28 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Diane Robinson, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

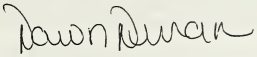
Appeal No.	Name	Disposition
2008-2234	C & J Family Trust	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1408	Bulletin Building Owner, LLC	Withdrawn
2008-1501	Macy Federated Dept Stores	Postponed
2008-2333	Brinzo Testamentary Trust	Postponed
2008-2334	Brinzo Testamentary Trust	Postponed

There being no further business, the Board, at the hour of 1:55 p.m., recessed to reconvene Monday, April 12, 2010 at 9:30 a.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, April 12, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 06, 2010 To Tuesday, April 06, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0701
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,720.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0702
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,303,787.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1536
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,312,353.00
APPLICANT'S OPINION:	$48,089,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1569
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,467,284.00
APPLICANT'S OPINION:	$3,440,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1570
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,121,850.00
APPLICANT'S OPINION:	$3,936,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1571
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,765,206.00
APPLICANT'S OPINION:	$3,229,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1572
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,933,812.00
APPLICANT'S OPINION:	$10,180,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1573
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,605,851.00
APPLICANT'S OPINION:	$2,282,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1978
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,027,116.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1979
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,427,657.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1980
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,836,208.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1981
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$21,252,932.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2078
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,677,989.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2207
APPLICANT:	GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 NEW MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$86,300,000.00
APPLICANT'S OPINION:	$68,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2208
APPLICANT:	GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,300,000.00
APPLICANT'S OPINION:	$68,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2209
APPLICANT:	GLENBOROUGH NEW MONTGOMERY LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$88,026,000.00
APPLICANT'S OPINION:	$68,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2269
APPLICANT:	STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.:	3722 008
PARCEL ADDRESS:	0134 0140 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,370,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0334
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$157,850,000.00
APPLICANT'S OPINION:	$47,350,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0335
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$157,850,000.00
APPLICANT'S OPINION:	$47,350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0337
APPLICANT:	RP/KINETIC PARC 55 OWNER LLC
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$163,988,828.00
APPLICANT'S OPINION:	$51,278,828.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 06, 2010 To Tuesday, April 06, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1408
APPLICANT:	BULLETIN BUILDING OWNER, LLC
PARCEL NO.:	3705 007
PARCEL ADDRESS:	0814 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,998,384.00
APPLICANT'S OPINION:	$6,991,200.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1501
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 - 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,314,091.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2234
APPLICANT:	C & J FAMILY TRUST
PARCEL NO.:	3762 119
PARCEL ADDRESS:	0510 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$589,282.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2333
APPLICANT:	BRINZO TESTAMENTARY TRUST
PARCEL NO.:	0061 020A
PARCEL ADDRESS:	1860 GRANT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$655,754.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2334
APPLICANT:	BRINZO TESTAMENTARY TRUST
PARCEL NO.:	0061 020A
PARCEL ADDRESS:	1860 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,346,000.00
APPLICANT'S OPINION:	$668,868.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 07, 2010 To Wednesday, April 07, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0328
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2006205468
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,924,547.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0329
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2006202246
PARCEL ADDRESS:	2409 - 17TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,853,246.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 30 2010
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0330
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2006200874
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,844,504.00
APPLICANT'S OPINION:	$752,148.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0318
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2007200727
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,901,394.00
APPLICANT'S OPINION:	$782,512.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0319
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2007204863
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,063,038.00
APPLICANT'S OPINION:	$130,978.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0320
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	2007204884
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,126,336.00
APPLICANT'S OPINION:	$4,784,271.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1012
APPLICANT:	CBS OUTDOOR, INC.
PARCEL NO.:	2008200682
PARCEL ADDRESS:	VARIOUS LOCATIONS
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,627,048.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 08, 2010 To Thursday, April 08, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1889
APPLICANT:	MORRISON & FOERSTER, LLP
PARCEL NO.:	2008200783
PARCEL ADDRESS:	0425 MARKET ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,597,949.00
APPLICANT'S OPINION:	$6,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1890
APPLICANT:	MORRISON & FOERSTER, LLP
PARCEL NO.:	2008202653
PARCEL ADDRESS:	0555 MARKET ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,323,709.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2369
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900272
PARCEL ADDRESS:	,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$568,246.00
APPLICANT'S OPINION:	$568,246.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2370
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900271
PARCEL ADDRESS:	,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$578,217.00
APPLICANT'S OPINION:	$578,217.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2371
APPLICANT:	SAN FRANCISCO FIRE CREDIT UNION
PARCEL NO.:	2009900270
PARCEL ADDRESS:	,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$572,505.00
APPLICANT'S OPINION:	$572,505.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2443
APPLICANT:	HOWARD C. GREENE INC.
PARCEL NO.:	3516 009
PARCEL ADDRESS:	0276 - 11TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$875,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2463
APPLICANT:	NORTHERN CALIFORNIA EQUIPMENT, INC.
PARCEL NO.:	2009900278
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,656,014.00
APPLICANT'S OPINION:	$5,941,055.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2465
APPLICANT:	WONG, DANIEL
PARCEL NO.:	5438 022
PARCEL ADDRESS:	2591 - 2593 SAN BRUNO AVE, #1&2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,040,000.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2468
APPLICANT:	BAL GLOBAL FINANCE, LLC
PARCEL NO.:	2009900350
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$7,761,229.00
APPLICANT'S OPINION:	$7,060,498.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 8, 2010, at 9:30 a.m.

Present: Scott Spertzel, Margaret Ruxton and John McGary

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2369	San Francisco Fire Credit Union	Continued
2008-2370	San Francisco Fire Credit Union	Continued
2008-2371	San Francisco Fire Credit Union	Continued
2008-2463	Northern California Equipment	Continued

The following listed applicant for change in the assessed valuation of property affecting the 2005 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2468	Bal Global Finance, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1889	Morrison & Foerster, LLP	Postponed
2008-1890	Morrison & Foerster, LLP	Postponed
2008-2443	Howard C. Greene Inc.	Postponed
2008-2465	Daniel Wong	Withdrawn

There being no further business, the Board, at the hour of 10:37 a.m., recessed to reconvene Wednesday, April 14, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 29, 2010

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 12, 2010 To Monday, April 12, 2010
9:30 AM (ALL DAY)

2/10

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0384
APPLICANT:	MOZAFFARI, ALI
PARCEL NO.:	0253A001
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1821
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,638,179.00
APPLICANT'S OPINION:	$1,064,816.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
APR 07 2010
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0060
APPLICANT:	GOORIN, BENJAMIN
PARCEL NO.:	3729 074
PARCEL ADDRESS:	1269 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,300,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0061
APPLICANT:	GOORIN, BENJAMIN
PARCEL NO.:	3729 074
PARCEL ADDRESS:	1269 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,392,920.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0305
APPLICANT:	SOLANKI, INDRASINH
PARCEL NO.:	3725 064
PARCEL ADDRESS:	0495 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,097,960.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0324
APPLICANT:	ROVETTI, MARC
PARCEL NO.:	3784 052
PARCEL ADDRESS:	0410 HARRIET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$939,168.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0325
APPLICANT:	1540 BUSH ST LLC
PARCEL NO.:	0666 006A
PARCEL ADDRESS:	1530 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,814,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0327
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,215,703.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0328
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,438,469.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0499
APPLICANT:	BERNARD, DARLA
PARCEL NO.:	0077 004
PARCEL ADDRESS:	0030 EDITH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,098,549.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0758
APPLICANT:	SCHMIDT, JOHN
PARCEL NO.:	0732 082
PARCEL ADDRESS:	1310 FILLMORE ST, #708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,789.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 12, 2010 To Monday, April 12, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0276
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0370
APPLICANT:	SAN FRANCISCO COMMUNITY LAND TRUST
PARCEL NO.:	0195 012
PARCEL ADDRESS:	0049 - 0055 COLUMBUS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,500,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0401
APPLICANT:	ORGEL, LING
PARCEL NO.:	0797 013
PARCEL ADDRESS:	0816 - 0816A GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,786,010.00
APPLICANT'S OPINION:	$1,371,573.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0482
APPLICANT:	SAN FRANCISCO COMMUNITY LAND TRUST
PARCEL NO.:	0195 012
PARCEL ADDRESS:	0049 - 0055 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,610,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0483
APPLICANT:	SAN FRANCISCO COMMUNITY LAND TRUST
PARCEL NO.:	0195 012
PARCEL ADDRESS:	0049 - 0055 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,722,200.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0492
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	0216 024
PARCEL ADDRESS:	1465 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,570.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0555
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 085
PARCEL ADDRESS:	0015 BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$771,195.00
APPLICANT'S OPINION:	$481,813.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0556
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 086
PARCEL ADDRESS:	0017 - 0017V BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$771,195.00
APPLICANT'S OPINION:	$481,813.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 12, 2010, at 9:30 a.m.

Present: Jeff Morris, Lawrence Lee and Richard Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0384	Ali Mozaffari	Denied
2009-0758	John Schmidt	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0060	Benjamin Goorin	Withdrawn
2009-0061	Benjamin Goorin	Withdrawn
2009-0305	Indrasinh Solanki	Postponed
2009-0324	Marc Rovetti	Withdrawn
2009-0325	1540 Bush St LLC	Postponed
2009-0327	Smith-Brennan Properties	Postponed
2009-0328	Smith-Brennan Properties	Postponed
2009-0499	Darla Bernard	Postponed

RECESS

The Board, at the hour of 11:40 a.m., recessed to reconvene at 1:30 p.m.

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RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0555	Sally Stull	A.V. Lowered (Board)
2009-0556	Sally Stull	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0276	550 Terry Francois Blvd LLC	Postponed
2009-0370	San Francisco Community Land	Withdrawn
2009-0401	Ling Orgel	Withdrawn
2009-0482	San Francisco Community Land	Withdrawn
2009-0483	San Francisco Community Land	Withdrawn
2009-0492	John Mitchell	Withdrawn

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Tuesday, April 13, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 26, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

FAXED

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, APRIL 12, 2010
3:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. **Closed Session** with legal to continue deliberating, preparing findings of fact and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-1250
APPLICANT:	SLUSKY, BORIS
PARCEL NO.:	0578 027
PARCEL ADDRESS:	1999 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 12, 2010 at 3:00 p.m.

Present: Diane Robinson and Gregory Blaine

Quorum present

Chairperson: Diane Robinson, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 3:04 p.m. with legal counsel to continue deliberating and preparing findings of fact for the below listed application. At the hour of 4:10 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	**Name**	**Disposition**
2008-1250	Boris Slusky	Appeal Denied; Findings of Fact to be issued within the next 30 days.

There being no further business, the Board, at the hour of 4:15 p.m. recessed to reconvene Monday Tuesday, April 13, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on April 19, 2010

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 13, 2010 To Tuesday, April 13, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0047
APPLICANT:	ESTATE OF TING PING LOUIE
PARCEL NO.:	1602 035
PARCEL ADDRESS:	0706 - 0708 43RD AVE,
TOPIC:	Bifurcated; Legal Issue only re: Change in ownership
CURRENT ASSESSMENT:	$657,097.00
APPLICANT'S OPINION:	$135,154.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0595
APPLICANT:	BUNDOX RESTAURANT INC
PARCEL NO.:	2008701157
PARCEL ADDRESS:	L-11859 PIER 7,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,852,837.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2295
APPLICANT:	PRESTA, BARBARA
PARCEL NO.:	0473 008
PARCEL ADDRESS:	1324 - 1326 FRANCISCO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,999,800.00
APPLICANT'S OPINION:	$1,625,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 13, 2010 To Tuesday, April 13, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0397
APPLICANT:	WU, ZHONG LUN
PARCEL NO.:	6300 040
PARCEL ADDRESS:	0107 BRITTON ST,
TOPIC:	Reinstate application that was previously withdrawn
CURRENT ASSESSMENT:	$810,900.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1003
APPLICANT:	HA, LIEN MY
PARCEL NO.:	6303 045
PARCEL ADDRESS:	0721 DELTA ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$764,067.00
APPLICANT'S OPINION:	$561,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1009
APPLICANT:	KWONG, YU QING YU
PARCEL NO.:	6054 003
PARCEL ADDRESS:	0542 HOLYOKE ST,
TOPIC:	Reinstate application that was previously withdrawn
CURRENT ASSESSMENT:	$875,160.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2349
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2009900235
PARCEL ADDRESS:	,
TOPIC:	Legal issue to determine if this 2004 ESC assessment is barred by Board's earlier decision on 2004 regular roll appeal for personal property at this same location.
CURRENT ASSESSMENT:	$1,546,682.00
APPLICANT'S OPINION:	($6,000,000.00)
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2421
APPLICANT:	DEVANI, SEVAN
PARCEL NO.:	3745 138
PARCEL ADDRESS:	0301 MAIN ST, UNIT 7D
TOPIC:	Amend application from 2008 supplemental appeal to 2009 prop 8 appeal.
CURRENT ASSESSMENT:	$831,728.00
APPLICANT'S OPINION:	$623,795.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0663
APPLICANT:	LIN, SHI FENG
PARCEL NO.:	2525A005
PARCEL ADDRESS:	1250 SLOAT BLVD,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0664
APPLICANT:	LIN, SHI FENG
PARCEL NO.:	2525A005
PARCEL ADDRESS:	1250 SLOAT BLVD,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$797,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4863
APPLICANT:	SAVIO, CORAGENE
PARCEL NO.:	6633 020
PARCEL ADDRESS:	1721 - 1723 CHURCH ST,
TOPIC:	Timely filed for 2009 regular appeal.
CURRENT ASSESSMENT:	$1,136,553.00
APPLICANT'S OPINION:	$790,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 13, 2010, at 9:45 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2295	Barbara Presta	Withdrawn (during the Hearing)

The following listed applicant for change in the assessed valuation of property affecting the 2004 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-0047	Estate of Ting Ping Louie	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2008 roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-0595	Bundox Restaurant Inc.	Withdrawn

RECESS

The Board, at the hour of 10:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

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The following listed applicants for administrative hearing regarding their application for changed assessment affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0397	Zhong Lun Wu	Application reinstated after being previously withdrawn.
2008-1003	Lien My Ha	Application reinstated after being previously withdrawn.
2008-1009	Yu Qing Yu Kwong	Application reinstated after being previously withdrawn.
2009-0663	Shi Feng Lin	Application reinstated after being previously withdrawn.
2009-0664	Shi Feng Lin	Application reinstated after being previously withdrawn.
2009-4863	Coragene Savio	Accepted as timely filed for 2009 tax roll year.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2421	Sevan Devani	Request to amend application denied for lack of appearance.
2008-2349	Barclay's Global Inv.	Postponed by the Board.

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Wednesday, January 17, 2007 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on April 19, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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7

14/10

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 14, 2010 To Wednesday, April 14, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0077
APPLICANT:	BANK OF THE WEST
PARCEL NO.:	2008205957
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,584,521.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0227
APPLICANT:	BANK OF THE WEST
PARCEL NO.:	2008203294
PARCEL ADDRESS:	0295 BUSH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,559,370.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
APR 07 2010
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0585
APPLICANT:	BANK OF THE WEST
PARCEL NO.:	2008203297
PARCEL ADDRESS:	0933 GRANT AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$418,940.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1067
APPLICANT:	SAGATELYAN, ALAN
PARCEL NO.:	4084 018
PARCEL ADDRESS:	2495 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$933,300.00
APPLICANT'S OPINION:	$732,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1554
APPLICANT:	MISSION BAY N2, PARCEL 1 LLC
PARCEL NO.:	8706 265
PARCEL ADDRESS:	0207 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,082,810.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1555
APPLICANT:	MISSION BAY N2, PARCEL 1 LLC
PARCEL NO.:	8706 267
PARCEL ADDRESS:	0207 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,215.00
APPLICANT'S OPINION:	$141,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1556
APPLICANT:	FOCIL MB LLC
PARCEL NO.:	8701 003
PARCEL ADDRESS:	0311 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,875,186.00
APPLICANT'S OPINION:	$1,763,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1557
APPLICANT:	FOCIL MB LLC
PARCEL NO.:	8701 004
PARCEL ADDRESS:	SITUS TO BE ASSIGNED,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,102,935.00
APPLICANT'S OPINION:	$331,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 15, 2010 To Thursday, April 15, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0979
APPLICANT:	SCHAEFFER, PETER
PARCEL NO.:	2989B025
PARCEL ADDRESS:	0195 - 0199 W WEST PORTAL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,598,378.00
APPLICANT'S OPINION:	$295,706.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0597
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2008200754
PARCEL ADDRESS:	0100 - 01ST ST, 1200
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$17,519,808.00
APPLICANT'S OPINION:	$8,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2202
APPLICANT:	LEE, EVELYN
PARCEL NO.:	1353 018A
PARCEL ADDRESS:	0420 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,950,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2306
APPLICANT:	KWAN, ALLEN MAN NG
PARCEL NO.:	2307 019
PARCEL ADDRESS:	3138 SANTIAGO ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$387,373.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2340
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900286
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$234,652.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2341
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900285
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$349,334.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2342
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900315
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$254,687.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2375
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900419
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,833.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2377
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900422
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$884,296.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2378
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900421
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,060,921.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2379
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900420
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,063,335.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 19, 2010 To Monday, April 19, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0441
APPLICANT:	PPF OFF 150 CALIFORNIA, LP
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 CALIFORNIA,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$82,451,358.00
APPLICANT'S OPINION:	$72,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2061
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$307,800,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2062
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$102,600,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2063
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$313,956,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2064
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$104,652,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2206
APPLICANT:	RINCON EV REALTY, LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$142,985,700.00
APPLICANT'S OPINION:	$128,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2288
APPLICANT:	RINCON EV REALTY, LLC
PARCEL NO.:	3716 024
PARCEL ADDRESS:	0088 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,845,414.00
APPLICANT'S OPINION:	$128,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 19, 2010, at 9:42 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2061	SHR St. Francis, LLC	Continued to 1:30 p.m.
2008-2062	SHR St. Francis, LLC	Continued to 1:30 p.m.
2008-2063	SHR St. Francis, LLC	Postponed at Hearing
2008-2064	SHR St. Francis, LLC	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0441	PPF Off 150 California, LP	Withdrawn
2008-2206	Rincon EV Realty, LC	Postponed
2008-2288	Rincon EV Realty, LC	Postponed

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The Board, at the hour of 12:10 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

With the same parties present from the morning session being present and heard, the Board continued hearing evidence and testimony from both parties, then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2061	SHR St. Francis, LLC	Submitted; continued to 4/20 for deliberation
2008-2062	SHR St. Francis, LLC	Submitted; continued to 4/20 for deliberation

There being no further business, the Board, at the hour of 3:48 p.m., recessed to reconvene Tuesday, April 20, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on April 20, 2010

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 20, 2010 To Tuesday, April 20, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2120
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2121
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2122
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,443,054.00
APPLICANT'S OPINION:	$10,700,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2123
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,871,915.00
APPLICANT'S OPINION:	$10,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2372
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$80,205,000.00
APPLICANT'S OPINION:	$51,419,119.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 20, 2010 To Tuesday, April 20, 2010
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2373
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$80,205,000.00
APPLICANT'S OPINION:	$52,447,501.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2400
APPLICANT:	ONE RINCON HILL PHASE II LLC, C/O EMERALD FUND INC.
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$36,816,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2401
APPLICANT:	ONE RINCON HILL PHASE II LLC, C/O EMERALD FUND INC.
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,552,320.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2402
APPLICANT:	ONE RINCON HILL PHASE II LLC, C/O EMERALD FUND INC.
PARCEL NO.:	3765 022
PARCEL ADDRESS:	0401 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,303,366.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2428
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,279,364.00
APPLICANT'S OPINION:	$66,966,715.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2429
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$88,910,466.00
APPLICANT'S OPINION:	$60,031,563.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 20, 2010, at 9:30 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 Assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2400	One Rincon Hill Phase II, LLC	Verbal Stipulated Value Approved
2008-2401	One Rincon Hill Phase II LLC	Postponed at Hearing
2008-2402	One Rincon Hill Phase II LLC	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this d3ate, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2120	989 Market Street, LLC	Postponed
2008-2121	989 Market Street, LLC	Postponed
2008-2122	989 Market Street, LLC	Postponed
2008-2123	989 Market Street, LLC	Postponed
2008-2372	Marriott International, Inc.	Postponed
2008-2373	Marriott International, Inc.	Postponed
2008-2428	Marriott International, Inc.	Postponed
2008-2429	Marriott International, Inc.	Postponed

RECESS

The Board, at the hour of 10:35 a.m., recessed to reconvene at 11:00 a.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 11:03 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Lawrence Lee, Presiding

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With no public present for comment, the Board went into closed session at the hour of 11:05 a.m. to review documents and deliberate on the below listed applications. At the hour of 1:02 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2008-2061	SHR St. Francis, LLC	Instructed the Clerk to request additional information within 45 days from both parties.
2008-2062	SHR St. Francis, LLC	Same as above.

There being no further business, the Board, at the hour of 1:07 p.m., recessed to reconvene Monday, April 26, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 26, 2010

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 21, 2010 To Wednesday, April 21, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2408
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900481
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,603.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2409
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900480
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,096.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2410
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900479
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$33,900.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2411
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900474
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$3,274,574.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2412
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900473
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$511,433.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2413
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900472
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,025,556.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2414
APPLICANT:	WHOLE FOODS
PARCEL NO.:	2009900471
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,030,136.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2470
APPLICANT:	ALSCO INC.
PARCEL NO.:	2009900418
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$2,904,340.00
APPLICANT'S OPINION:	$2,651,324.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2471
APPLICANT:	ALSCO INC.
PARCEL NO.:	2009900417
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,220,760.00
APPLICANT'S OPINION:	$2,816,893.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2472
APPLICANT:	ALSCO INC.
PARCEL NO.:	2009900416
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,621,031.00
APPLICANT'S OPINION:	$3,030,572.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2473
APPLICANT:	ALSCO INC.
PARCEL NO.:	2009900415
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$3,416,748.00
APPLICANT'S OPINION:	$3,065,152.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0361
APPLICANT:	JANG, BURTON
PARCEL NO.:	0912 003
PARCEL ADDRESS:	1890 JEFFERSON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,089,160.00
APPLICANT'S OPINION:	$3,937,442.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0362
APPLICANT:	JANG, BURTON
PARCEL NO.:	0912 003
PARCEL ADDRESS:	1890 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,637,697.00
APPLICANT'S OPINION:	$3,947,446.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 22, 2010 To Thursday, April 22, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2445
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900364
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,712,117.00
APPLICANT'S OPINION:	$2,391,973.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2446
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900363
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,675,993.00
APPLICANT'S OPINION:	$2,391,670.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2447
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900362
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,657,836.00
APPLICANT'S OPINION:	$2,361,781.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2448
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900372
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,777,967.00
APPLICANT'S OPINION:	$1,944,994.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2449
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900371
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,691,785.00
APPLICANT'S OPINION:	$2,251,035.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2450
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900370
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,911,588.00
APPLICANT'S OPINION:	$2,072,157.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2451
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900380
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,031,992.00
APPLICANT'S OPINION:	$1,398,332.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2452
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900379
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$3,064,419.00
APPLICANT'S OPINION:	$1,398,092.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2453
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900389
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,519,056.00
APPLICANT'S OPINION:	$1,199,912.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2454
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900388
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$1,911,733.00
APPLICANT'S OPINION:	$1,756,442.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2455
APPLICANT:	24-HOUR FITNESS USA INC.
PARCEL NO.:	2009900387
PARCEL ADDRESS:	,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$2,410,158.00
APPLICANT'S OPINION:	$1,719,707.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0025
APPLICANT:	HOM, SAM
PARCEL NO.:	1750 010
PARCEL ADDRESS:	1299 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,639.00
APPLICANT'S OPINION:	$802,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0049
APPLICANT:	TOYOS, ASTOR
PARCEL NO.:	1286 018
PARCEL ADDRESS:	4752 - 4760 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,860,700.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1040
APPLICANT:	NISSIM, ALBERT TRUST
PARCEL NO.:	5326 028
PARCEL ADDRESS:	4947 - 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,520,397.00
APPLICANT'S OPINION:	$1,299,201.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 26, 2010 To Monday, April 26, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0444
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY TRUST
PARCEL NO.:	2008702126
PARCEL ADDRESS:	FERRY BUILDING L13221,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$94,827,139.00
APPLICANT'S OPINION:	$84,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0445
APPLICANT:	FERRY BUILDING INVESTORS c/o EQUITY OFFICE PROPERTY TRUST
PARCEL NO.:	2008702523
PARCEL ADDRESS:	L13483 PARKING OR LAND,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,542.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
APR 21 2010
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2430
APPLICANT:	HEI San Francisco, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$124,016,557.00
APPLICANT'S OPINION:	$62,008,278.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2431
APPLICANT:	HEI San Francisco, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$124,016,557.00
APPLICANT'S OPINION:	$62,008,278.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2432
APPLICANT:	HEI San Francisco, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$126,496,888.00
APPLICANT'S OPINION:	$63,248,444.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2433
APPLICANT:	HEI San Francisco, LLC
PARCEL NO.:	0229 020
PARCEL ADDRESS:	0375 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$138,782,762.00
APPLICANT'S OPINION:	$67,931,274.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0305
APPLICANT:	SOLANKI, INDRASINH
PARCEL NO.:	3725 064
PARCEL ADDRESS:	0495 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,097,960.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 26, 2010, at 9:30 a.m.

Present: Lawrence Lee, Richard Lee and Jeffrey Morris,

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0305	Indrasinh Solanki	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0444	Ferry Building Investors	Withdrawn
2008-0445	Ferry Building Investors	Withdrawn
2008-2430	HEI San Francisco, LLC	Postponed
2008-2431	HEI San Francisco, LLC	Postponed
2008-2432	HEI San Francisco, LLC	Postponed
2008-2433	HEI San Francisco, LLC	Postponed

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Friday, April 30, 2010 at 2:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 4, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 28, 2010 To Wednesday, April 28, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0347
APPLICANT:	GAP, INC.
PARCEL NO.:	2007208845
PARCEL ADDRESS:	0550 TERRY FRANCOIS BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$34,971,132.00
APPLICANT'S OPINION:	$17,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0535
APPLICANT:	GAP, INC.
PARCEL NO.:	2007200829
PARCEL ADDRESS:	0100 POST ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,418,268.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0760
APPLICANT:	GAP, INC.
PARCEL NO.:	2007900491
PARCEL ADDRESS:	0345 SPEAR ST, 0400
TOPIC:	
CURRENT ASSESSMENT:	$15,534,693.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0761
APPLICANT:	GAP, INC.
PARCEL NO.:	2007900490
PARCEL ADDRESS:	0345 SPEAR ST, 0400
TOPIC:	
CURRENT ASSESSMENT:	$14,324,923.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0762
APPLICANT:	GAP, INC.
PARCEL NO.:	2007900493
PARCEL ADDRESS:	0001 HARRISON ST, 0300
TOPIC:	
CURRENT ASSESSMENT:	$8,150,406.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0763
APPLICANT:	GAP, INC.
PARCEL NO.:	2007900492
PARCEL ADDRESS:	0100 POST ST,
TOPIC:	
CURRENT ASSESSMENT:	$8,982,689.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1207
APPLICANT:	GAP, INC.
PARCEL NO.:	2008201203
PARCEL ADDRESS:	0256 GRANT AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,013,226.00
APPLICANT'S OPINION:	$6,950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1208
APPLICANT:	GAP, INC.
PARCEL NO.:	2008203709
PARCEL ADDRESS:	0801 MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,612,848.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1209
APPLICANT:	GAP, INC.
PARCEL NO.:	2008200768
PARCEL ADDRESS:	0100 POST ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,900,358.00
APPLICANT'S OPINION:	$3,615,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1472
APPLICANT:	GAP, INC.
PARCEL NO.:	2008206930
PARCEL ADDRESS:	0550 TERRY A FRANCOIS BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$34,932,340.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0064
APPLICANT:	FISH, RICHARD
PARCEL NO.:	2009650384
PARCEL ADDRESS:	D005
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$100,755.00
APPLICANT'S OPINION:	$90,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0085
APPLICANT:	THIRD & MISSION ASSOCIATES, LLC
PARCEL NO.:	2008901571
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,287,069.00
APPLICANT'S OPINION:	$2,031,045.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0086
APPLICANT:	THIRD & MISSION ASSOCIATES, LLC
PARCEL NO.:	2008901571
PARCEL ADDRESS:	,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$4,287,069.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0087
APPLICANT:	THIRD & MISSION ASSOCIATES, LLC
PARCEL NO.:	2008901570
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,748,181.00
APPLICANT'S OPINION:	$1,907,563.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0088
APPLICANT:	THIRD & MISSION ASSOCIATES, LLC
PARCEL NO.:	2008901569
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,545,196.00
APPLICANT'S OPINION:	$1,794,105.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 29, 2010 To Thursday, April 29, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1120
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2008200173
PARCEL ADDRESS:	0201 03RD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,970,084.00
APPLICANT'S OPINION:	$3,147,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1379
APPLICANT:	BANK OF AMERICA, N.A.
PARCEL NO.:	2008203693
PARCEL ADDRESS:	0600 MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$35,172,065.00
APPLICANT'S OPINION:	$17,586,033.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1903
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	2008205406
PARCEL ADDRESS:	0303 - 02ND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$689,678.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1904
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2008200166
PARCEL ADDRESS:	0155 - 05TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,961,225.00
APPLICANT'S OPINION:	$11,362,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1905
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2008200169
PARCEL ADDRESS:	0343 SANSOME ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,217,100.00
APPLICANT'S OPINION:	$1,626,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1906
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	2008202832
PARCEL ADDRESS:	0120 KEARNY ST, 1900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,119,457.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1907
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	2008200080
PARCEL ADDRESS:	0455 MARKET ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,154,928.00
APPLICANT'S OPINION:	$3,761,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1908
APPLICANT:	WELLS FARGO BANKS
PARCEL NO.:	2008203700
PARCEL ADDRESS:	0601 - 03RD ST, 0203
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$837,206.00
APPLICANT'S OPINION:	$419,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2435
APPLICANT:	APPLEGATE, GERALD
PARCEL NO.:	0937 022
PARCEL ADDRESS:	2473 - 2477 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,080,724.00
APPLICANT'S OPINION:	$861,452.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0728
APPLICANT:	BYER PROPERTIES
PARCEL NO.:	2009209118
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,858,768.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 29, 2010, at 1:30 p.m.

Present: Mervin Conlan, Fred C. Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2002 Assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-2435	Gerald Applegate	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1120	Wells Fargo Bank	Withdrawn
2008-1379	Bank of America, N.A.	Withdrawn
2008-1903	Wells Fargo Bank	Withdrawn
2008-1904	Wells Fargo Bank	Withdrawn
2008-1905	Wells Fargo Bank	Withdrawn
2008-1906	Wells Fargo Bank	Withdrawn
2008-1907	Wells Fargo Bank	Withdrawn
2008-1908	Wells Fargo Bank	Withdrawn
2009-0728	Byer Properties	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Wednesday, May 5, 2010 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 20, 2010

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 30, 2010, at 2:10 p.m.

Present: Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1622	David Reuter	Approved Verbal Stipulated Value

There being no further business, the Board, at the hour of 2:40 p.m., recessed to reconvene Tuesday, May 4, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 4, 2010.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 03, 2010 To Monday, May 03, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0690
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 021
PARCEL ADDRESS:	0400 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,826,614.00
APPLICANT'S OPINION:	$200,230,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0691
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 022
PARCEL ADDRESS:	0595 BUCKINGHAM WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,325,848.00
APPLICANT'S OPINION:	$48,410,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0692
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 005
PARCEL ADDRESS:	0245 - 0255 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,485,808.00
APPLICANT'S OPINION:	$30,180,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0693
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 007
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,905,087.00
APPLICANT'S OPINION:	$5,170,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0694
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 007
PARCEL ADDRESS:	0487V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$233,440.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0695
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 006
PARCEL ADDRESS:	0481V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,069.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0696
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 008
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,591,651.00
APPLICANT'S OPINION:	$1,390,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0697
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 009
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$212,218.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0698
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 010
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,441.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1433
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 006
PARCEL ADDRESS:	0481V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$232,630.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1434
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 007
PARCEL ADDRESS:	0487V EUCALYPTUS DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,108.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1435
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 021
PARCEL ADDRESS:	0400 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$230,156,175.00
APPLICANT'S OPINION:	$170,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1436
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7295 022
PARCEL ADDRESS:	0595 BUCKINGHAM WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,432,363.00
APPLICANT'S OPINION:	$41,880,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1437
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 005
PARCEL ADDRESS:	0245 - 0255 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,175,522.00
APPLICANT'S OPINION:	$26,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1438
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 007
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,023,187.00
APPLICANT'S OPINION:	$4,470,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1439
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 008
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,623,483.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1440
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 009
PARCEL ADDRESS:	0285V WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$216,461.00
APPLICANT'S OPINION:	$160,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1441
APPLICANT:	STONESTOWN SHOPPING CENTER, LP
PARCEL NO.:	7296 010
PARCEL ADDRESS:	0000,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,289.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 04, 2010 To Tuesday, May 04, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0408
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,095,781.00
APPLICANT'S OPINION:	$6,904,428.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0409
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,117,696.00
APPLICANT'S OPINION:	$6,889,583.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0410
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,300,048.00
APPLICANT'S OPINION:	$6,887,574.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0411
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,486,047.00
APPLICANT'S OPINION:	$7,077,324.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0412
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,675,767.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0608
APPLICANT:	1840 WASHINGTON ASSOCIATES, LLC
PARCEL NO.:	0599 008
PARCEL ADDRESS:	1840 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,544,904.00
APPLICANT'S OPINION:	$1,545,712.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0616
APPLICANT:	CALIFORNIA INVESTMENT CO, LLC
PARCEL NO.:	0646 017
PARCEL ADDRESS:	1635 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,492,580.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0624
APPLICANT:	1268 LOMBARD, LLC
PARCEL NO.:	0500 015
PARCEL ADDRESS:	1268 - 1270 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,320,900.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0627
APPLICANT:	OSTROFF, PETER
PARCEL NO.:	0253A154
PARCEL ADDRESS:	1177 CALIFORNIA ST, 724
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,510.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0681
APPLICANT:	BIJAN, MODANLOU
PARCEL NO.:	0611 027
PARCEL ADDRESS:	2541 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,200,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5104
APPLICANT:	WALGREEN COMPANY., #1297
PARCEL NO.:	3786 104
PARCEL ADDRESS:	0670 - 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,303,916.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 04, 2010 To Tuesday, May 04, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0501
APPLICANT:	100 BROADWAY ASSOCIATES
PARCEL NO.:	0141 003B
PARCEL ADDRESS:	0100 - 0120 BROADWAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,306,271.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0581
APPLICANT:	GALLAGHER, COLIN
PARCEL NO.:	3785 080
PARCEL ADDRESS:	0175 BLUXOME ST, #217
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0582
APPLICANT:	HEALY, PATRICK
PARCEL NO.:	0603 011
PARCEL ADDRESS:	2424 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,873,792.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0583
APPLICANT:	KEYSER, MATTHEW
PARCEL NO.:	0495 043
PARCEL ADDRESS:	1734 LOMBARD ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,251,162.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0669
APPLICANT:	ROHSIK, CHERYL
PARCEL NO.:	0588 014
PARCEL ADDRESS:	2518 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,312,243.00
APPLICANT'S OPINION:	$1,086,514.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0680
APPLICANT:	KOWNACKI, ROMAN
PARCEL NO.:	0624 015
PARCEL ADDRESS:	1940 SACRAMENTO ST, 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,098,558.00
APPLICANT'S OPINION:	$965,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 4, 2010, at 1:30 p.m.

Present: Jeffrey Morris, Richard Lee and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 Assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0581	Colin Gallagher	A.V.Lowered (Board)
2009-0582	Patrick Healy	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0501	100 Broadway Associates	Withdrawn
2008-0583	Matthew Keyser	Withdrawn
2008-0669	Cheryl Rohsik	Withdrawn
2009-0680	Roman Kownacki	Withdrawn

There being no further business, the Board, at the hour of 4:40 p.m., recessed to reconvene Tuesday, July 6, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 27, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, May 05, 2010 To Wednesday, May 05, 2010
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0634
APPLICANT:	SNEAD, KIMBERLY
PARCEL NO.:	1258 019
PARCEL ADDRESS:	0135 Buena Vista EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,607,566.00
APPLICANT'S OPINION:	$1,929,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2183
APPLICANT:	LEUNG, ALICE
PARCEL NO.:	1377 015
PARCEL ADDRESS:	0163 - 17TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2184
APPLICANT:	LEUNG, ALICE
PARCEL NO.:	1377 015
PARCEL ADDRESS:	0163 - 17TH AVE,
TOPIC:	Other
CURRENT ASSESSMENT:	$1,530,000.00
APPLICANT'S OPINION:	$1,224,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2185
APPLICANT:	LEUNG, ALICE
PARCEL NO.:	1377 015
PARCEL ADDRESS:	0163 - 17TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,560,600.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2253
APPLICANT:	GASSER, STEVEN
PARCEL NO.:	1469A009
PARCEL ADDRESS:	0496 - 38TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0068
APPLICANT:	FIELD, LAWRENCE
PARCEL NO.:	2891 018E
PARCEL ADDRESS:	0086 IDORA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,640.00
APPLICANT'S OPINION:	$1,175,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0122
APPLICANT:	FISHER, ROBERT LEWIS TRUST
PARCEL NO.:	8702 425
PARCEL ADDRESS:	0260 KING ST, #1607
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$864,884.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 5, 2010, at 1:30 p.m.

Present: Lawrence Lee, Donna Crowder and Joseph Tham

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2183	Alice Leung	A.V.Lowered (Board)
2008-2184	Alice Leung	A.V.Lowered (Board)
2008-2185	Alice Leung	A.V.Lowered (Board)
2008-2253	Steven Gasser	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0634	Kimberly Snead	Postponed
2009-0068	Lawrence Field	Withdrawn
2009-0122	Fisher, Robert Lewis Trust	Withdrawn

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Thursday, May 6, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 23, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, May 06, 2010 To Thursday, May 06, 2010
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0035
APPLICANT:	WONG, EDWIN
PARCEL NO.:	2395 007
PARCEL ADDRESS:	2441 - 30TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$405,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0038
APPLICANT:	TAN, HELEN JIE
PARCEL NO.:	6980 015
PARCEL ADDRESS:	0123 LEE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,203.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0071
APPLICANT:	SMITH, GEOFFREY
PARCEL NO.:	7537 068
PARCEL ADDRESS:	0070 ZIRCON PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,708,500.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0131
APPLICANT:	LEE, KUEN
PARCEL NO.:	1233 001
PARCEL ADDRESS:	0163 CENTRAL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,950,000.00
APPLICANT'S OPINION:	$1,901,250.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0378
APPLICANT:	GOODMAN, BRIDGET
PARCEL NO.:	5462 022
PARCEL ADDRESS:	0086 CARR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$419,958.00
APPLICANT'S OPINION:	$406,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0379
APPLICANT:	GOODMAN, BRIDGET
PARCEL NO.:	5462 022
PARCEL ADDRESS:	0086 CARR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$428,357.00
APPLICANT'S OPINION:	$349,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0380
APPLICANT:	GOODMAN, BRIDGET
PARCEL NO.:	5462 022
PARCEL ADDRESS:	0086 CARR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,923.00
APPLICANT'S OPINION:	$308,900.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, May 6, 2010, at 9:35 a.m.

Present: Louisa Mendoza, Margaret Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0038	Helen Jie Tan	A.V. Lowered (Board)
2009-0378	Bridget Goodman	Both parties accepted Hearing Officer value; Board approved value
2009-0379	Bridget Goodman	Both parties accepted Hearing Officer value; Board approved value
2009-0380	Bridget Goodman	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0035	Edwin Wong	Postponed
2009-0071	Geoffrey Smith	Withdrawn
2009-0131	Kuen Lee	Withdrawn

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Wednesday, July 7, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 20, 2010

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City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, MAY 7, 2010
3:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. **Closed Session** with legal to take possible action on the Board's findings of fact for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2008-1250
APPLICANT:	SLUSKY, BORIS
PARCEL NO.:	0578 027
PARCEL ADDRESS:	1999 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
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* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 20, 2010
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to consult, discuss, deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2007-0936

APPLICANT:	**Lisa Richard**
PARCEL NO.:	6657 017
PARCEL ADDRESS:	0940 San Jose Ave
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$477,911
APPLICANT'S OPINION:	$150,800
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAY 17 2010
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 20, 2010
10:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to consult, discuss, deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2008-2001

APPLICANT:	**Rose L. Jackson**
PARCEL NO.:	5708 024
PARCEL ADDRESS:	126 Ellert Street
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$357,281
APPLICANT'S OPINION:	$14,569
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAY 17 2010
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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City Hall, Room 405
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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, MAY 25, 2010
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to continue deliberations and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2007-0206

APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,821,148.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 27, 2010
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to consult, discuss, deliberate and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2009-0236

APPLICANT:	**Mario Juarez**
PARCEL NO.:	3557 016
PARCEL ADDRESS:	3340 - 16th Street
TOPIC:	Base Year/Change in Ownership
CURRENT ASSESSMENT:	$1,593,000
APPLICANT'S OPINION:	$828,657
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	Base Year

DATE POSTED
MAY 20 2010
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JUNE 3, 2010
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to continue deliberations and to take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2007-0206

APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,821,148.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JUNE 3, 2010
1:30 PM

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to continue preparing Board's finding of fact and to take possible action on the following application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2008-2225

APPLICANT:	ANDY S. CEN
PARCEL NO.:	6980 012
PARCEL ADDRESS:	135 LEE AVE,
TOPIC:	Base Year/No change in ownership
CURRENT ASSESSMENT:	$473,707
APPLICANT'S OPINION:	$250,000
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
MAY 20 2010
Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JUNE 4, 2010
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review additional documents submitted by both parties as requested by the Board following the April 19, 2010 hearing, and to take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION 2008-2061

APPLICANT:	SHR ST FRANCIS LLC.
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 - 0345 POWELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$307,800,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B. APPLICATION 2008-2062

APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$102,600,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 4, 2010, at 9:35 a.m.

Present: Lawrence Lee, Scott Spertzel and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 9:38 a.m. commence deliberation on the below listed applications.

At the hour of 12:11 p.m. the Board reconvened in open session and took the following action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2061	SHR St. Francis, LLC	Remains under submission; instructed clerk to draft letter to SBE regarding methodology of valuing intangible property.
2008-2062	SHR St. Francis, LLC	Same as above.

There being no further business, the Board, at the hour of 12:16 p.m. recessed to reconvene Thursday, July 8, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board July 20, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 08, 2010
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-0224
APPLICANT:	FLORENCE K. MACK ESTATE
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$774,853.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 8, 2010, at 9:30 a.m.

Present: Jeffrey Morris, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

The following listed applicant for change in the assessed valuation of property affecting the 1998 Supplemental Assessment Roll being present and heard, the Board heard evidence and testimony from the parties regarding the legal issue of change in ownership.

At the hour of 10:50 a.m. the Board went into closed session with legal counsel to deliberate the change in ownership issue for the below application. The Board reconvened in open session at 11:35 a.m. took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-0224	Florence K. Mack Estate	Board ruled that the 6/8/98 change in ownership was a reassessable event; application DENIED

There being no further business, the Board, at the hour of 11:42 a.m., recessed to reconvene Monday, June 28, 2010 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, July 23, 2010

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SPECIAL MEETING OF THE ASSESSMENT APPEALS BOARD

JOINT MEETING OF ASSESSMENT APPEALS BOARDS NO. 1 AND 2

PURSUANT TO ADMINISTRATIVE CODE SECTION 2B.6

MONDAY, JUNE 28, 2010
9:30 A.M.
CITY HALL, ROOM 406

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1. Roll Call.

2. Selection of a Chairperson for the Joint Meeting.

3. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Boards).

4. Introduction and discussion on various Assessment Appeals Board reports for the period ending May 31, 2010.

   A. Month and Year-to-Date AAB Activity

   B. Pending Appeals for Board 1and Board 2

   C. Hearing Activity Report

   (See Attachments "Item 4-A" to "Item 4-C" – Reports as noted above.)

5. Discussion on the workload facing the Assessment Appeals Board resulting from the large volume of appeals filed this fiscal year. Share ideas and suggestions on how to improve scheduling and hearing efficiencies to ensure that all two-year deadlines are timely met.

   (See Attachment "Item 6-A" to "Item 6-D" – Time Allocation Sample Letters.)

6. Introduction of pending legislation that changes the fee structure for Assessment Appeals Board Findings of Fact from a sliding scale of $50 to $1,000 to an hourly rate of $215. Discussion on how to best implement and track the time spent by Board Members, Legal Counsel and staff in preparing findings to ensure that appropriate billable fees are collected.

   (See Attachment "Item 5" – Ordinance, File No. 100557 and Attachments "Item 5-A" to "Item 5-C" – Findings of Fact Worksheets.)

7. Introduction and possible discussion on the Statement of Incompatible Activities that went into effect October 8, 2008 for the Assessment Appeals Board (as required pursuant to Proposition E)

   (***See Attachment "Item 7" – Statement of Incompatible Activities.)***

8. Update by Marie Blits, Deputy City Attorney, and Dawn Duran, Administrator, on legal issues pertaining to or affecting the Assessment Appeals Board.

   A. Pending Lawsuits.

   B. State Legislation.

   C. State Board of Equalization.

9. Update on Assessment Appeals Board seats either currently vacant or that are due to expire in September this year.

10. Open discussion regarding other local procedures, rules or matters effecting the Assessment Appeals Board.

11. Public Comment (for items *not on the agenda*, but under the jurisdiction of the Board).

12. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, JUNE 29, 2010
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to continue deliberating, drafting findings of fact and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION 2006-1241

APPLICANT:	JOHN P. SAVANT
PARCEL NO.:	4095 055
PARCEL ADDRESS:	0871-0873 Rhode Island St,
TOPIC:	Decline in Value/Base Year
CURRENT ASSESSMENT:	$925,000.00
REVISED OPINION:	$638,765.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, June 29, 2010, at 1:35 p.m.

Present: Lawrence Lee, John McGary & Margaret Ruxton

Quorum present

Chairperson: John McGary, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session with legal counsel at the hour of 1:42 p.m. to continue deliberating and finalizing its findings of fact for the below listed application.

At the hour of 4:23 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2006-1241	John P. Savant	Denied; Board issued its Findings of Fact.

There being no further business, the Board, at the hour of 4:38 p.m. recessed to reconvene Wednesday, July 14, 2010, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, August 10, 2010

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